



22, Long Ing Lane

Barnoldswick, BB18 6BJ

Price £269,950



- 3 New Build properties
- 10 Year Architects Certificate
- High insulation values / economic homes
- Small development, handy for town centre
- 1 detached and 2 semi-detached homes

- Local 'hands-on' developer
- Natural stone construction
- Fully decorated & carpeted
- Choice of kitchen / tiling / appliances
- #Barnoldswick is Buzzing :)

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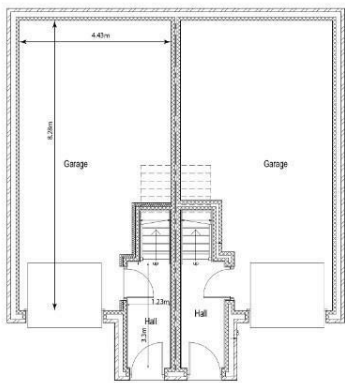
Located on Long Ing Lane in the charming town of Barnoldswick, this delightful BRAND NEW three-bedroom family-sized semi-detached home offers a perfect blend of comfort and modern living.

Dining-kitchen, 3 double bedrooms, 2 bath / shower rooms, living room with multi-fold doors onto enclosed garden and large integral garage with ample space for a vehicle, motorbikes and pedal bikes.

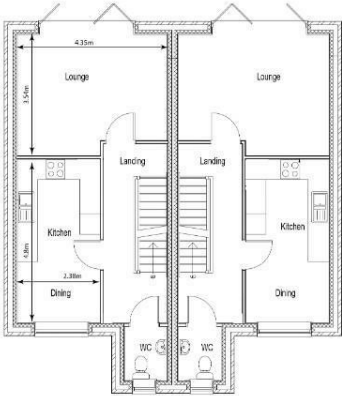
With gas central heating throughout and the very latest insulation standards, the property ensures a warm and inviting atmosphere all year round, with low running costs, boasting a super friendly EPC rating of 95

Constructed by a local developer, Ringshaw Developments with directors hands on / on site daily.

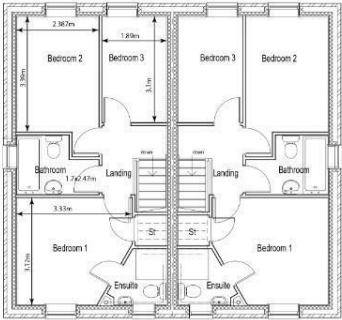
Floorplan



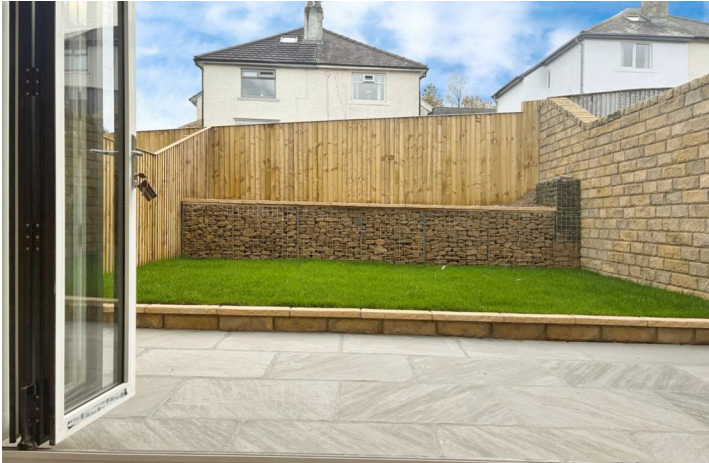
GROUND FLOOR PLAN

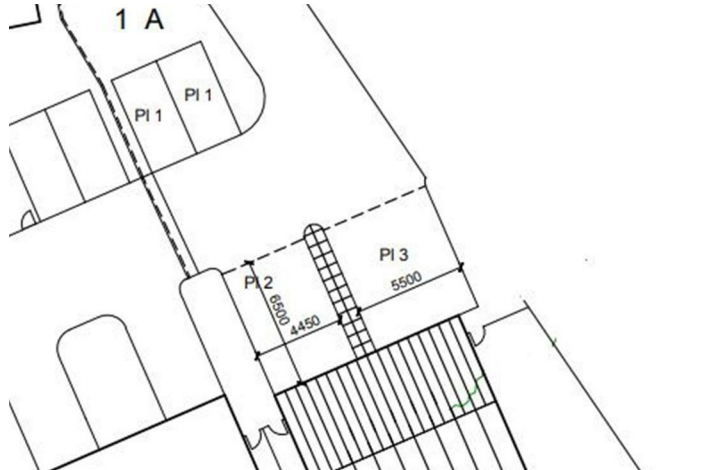



FIRST FLOOR PLAN



SECOND FLOOR PLAN





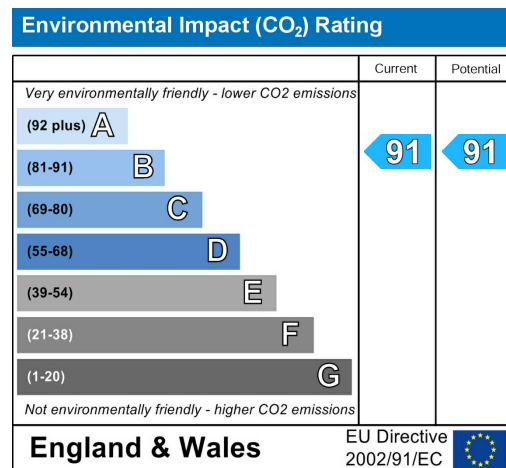
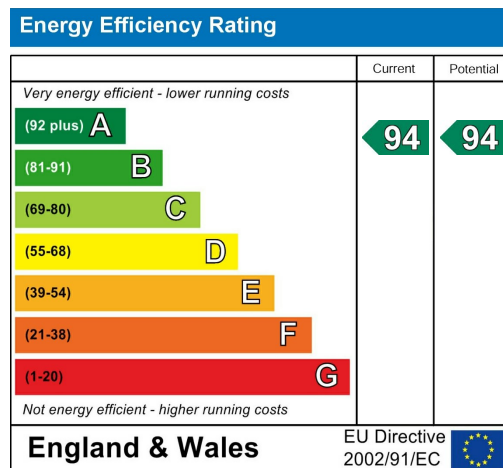
Very Poor	Poor	Average	Good	Very Good
Feature	Description			Energy Performance
Walls	Average thermal transmittance 0.15 W/m²K			Very Good
Roof	Average thermal transmittance 0.11 W/m²K			Very Good
Floor	Average thermal transmittance 0.12 W/m²K			Very Good
Windows	High performance glazing			Good
Main heating	Boiler and radiators, mains gas			Very Good
Main heating controls	Time and temperature zone control 			Very Good
Secondary heating	None			
Hot water	From main system			Very Good
Lighting	Excellent lighting efficiency			Very Good
Air tightness	Air permeability (ADE0) = 3.2 m³/h m² (as tested)			Good

Estimated energy costs of the dwelling

The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the likely energy cost if all recommended measures named above were installed.

	Estimated annual costs	Estimated annual costs after potential improvements	Potential future savings
Lighting	£63	£63	
Heating	£284	£284	
Hot Water	£153	£153	
New Technologies e.g. impact of PV	-(£312)	-(£312)	
TOTAL	£188	£188	

Energy Efficiency Graph



Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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